



CITY OF DULUTH

Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 15-022		Contact	Steven Robertson, 218 730 5295	
Application Type	Special Use Permit, Primary Parking Lot		Planning Commission Date	March 10, 2015	
Deadline for Action	Application Date	February 6, 2015	60 Days	April 7, 2015	
	Date Extension Letter Mailed	February 26, 2015	120 Days	June 6, 2015	
Location of Subject	130 West First Street				
Applicant	Fon Du Lac Development Corporation		Contact		
Agent	Randy Wagner, DSGW		Contact	218-727-2626	
Legal Description	010-1000-00520				
Site Visit Date	February 27, 2015		Sign Notice Date	February 23, 2015	
Neighbor Letter Date	February 25, 2015		Number of Letters Sent	60	

Proposal

The applicant is requesting a Special Use Permit for an new primary use parking lot in the F-6 zone district.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	F-6	Residential/Parking	Neighborhood Mixed Use
North	F-6	Residential	Neighborhood Mixed Use
South	F-6/MU-N	Residential	Neighborhood Mixed Use/Urban Residential
East	F-6/MU-N	Residential	Neighborhood Mixed Use
West	F-6	Institutional	Neighborhood Mixed Use

Summary of Code Requirements (reference section with a brief description):

50-18.1E Storm Water Management - Addresses water runoff quality and quantity pre- and post-construction.

50-23 Connectivity and Circulation - Focuses on pedestrian and bicycle accommodations.

50-24 Parking and Loading - Addresses required minimum and maximum parking spaces and loading docks, dimensional standards, snow storage and pedestrian circulation.

50-25 Landscaping and Tree Preservation - Speaks to landscaping standards such as materials, plant size, location, tree preservation and replacement.

50-26 Screening, Walls, and Fences - Screening of mechanical equipment, loading areas, and commercial containers, plus regulations regarding fences and retaining walls.

50-30 Design Standards - Building standards for multi-family, commercial, institutional, and industrial buildings.

50-31 Exterior Lighting - Directs the minimum and maximum illumination values and lighting fixtures for a site.

50-37.11 Planning Review - Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

III-E-1

Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Neighborhood Mixed Use: A transitional use between more intensive commercial uses and purely residential neighborhoods. Includes conversions of houses to office or live-work spaces. May include limited commercial-only space oriented to neighborhood or specialty retail markets

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

- 1) The applicant is requesting a Special Use Permit for an new 19 space parking lot. The development area is approximately 75 feet by 140 feet (10,500 square feet). This project is a companion project with PL 15-023, 024, and 031, the new CAIR (Center for American Indian Resources) project.
- 2) 50-15.3 - A primary use parking lot is a special use in the F-6 district.
- 3) 50-18.1 - Property is not within a shoreland or floodplain. The applicant is working with the City Engineering on a stormwater plan to meet the new city standards (controlling rate, temperature, and volume).
- 4) 50-24 - The applicant is providing 19 parking spaces on the site, including 2 handicap spots. The dimensions of the parking spaces, drive aisle, and access point meet minimum standards.
- 5) 50-25 - Parking lots of less than 25 parking spaces do not need to provide interior landscape islands, but still need to provide 30% shading of the tree canopy (at tree maturity). The buffering width, and trees and shrubs provided meet parking lot landscaping standards.
- 6) 50-26 - No screening required.
- 7) 50-27 - Any signs will need to apply for and receive a building permit prior to installation.
- 8) 50-29 and 50-30- Not applicable to parking lots.
- 9) 50-31 - Lighting will meet UDC requirements for cut-off fixtures, pole height, etc. The photometric plan included meets UDC standards.
- 10) No public, agency, or City comments were received.
- 11) Per UDC 50-37.1.N, an approved Special Use Permit will expire if the project or activity authorized is not begun within 1 year.

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Staff recommends that the Planning Commission approve the SUP for the primary use parking lot, subject to the following minimum conditions:

- 1) The project be limited to, constructed, and maintained according to the Site and Landscape Plan.
- 2) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

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Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)



PL 15-022, 023, 024, & 031
Fond du Lac CAIR



Prepared by: City of Duluth Planning Division, February 17, 2015. Source: City of Duluth.

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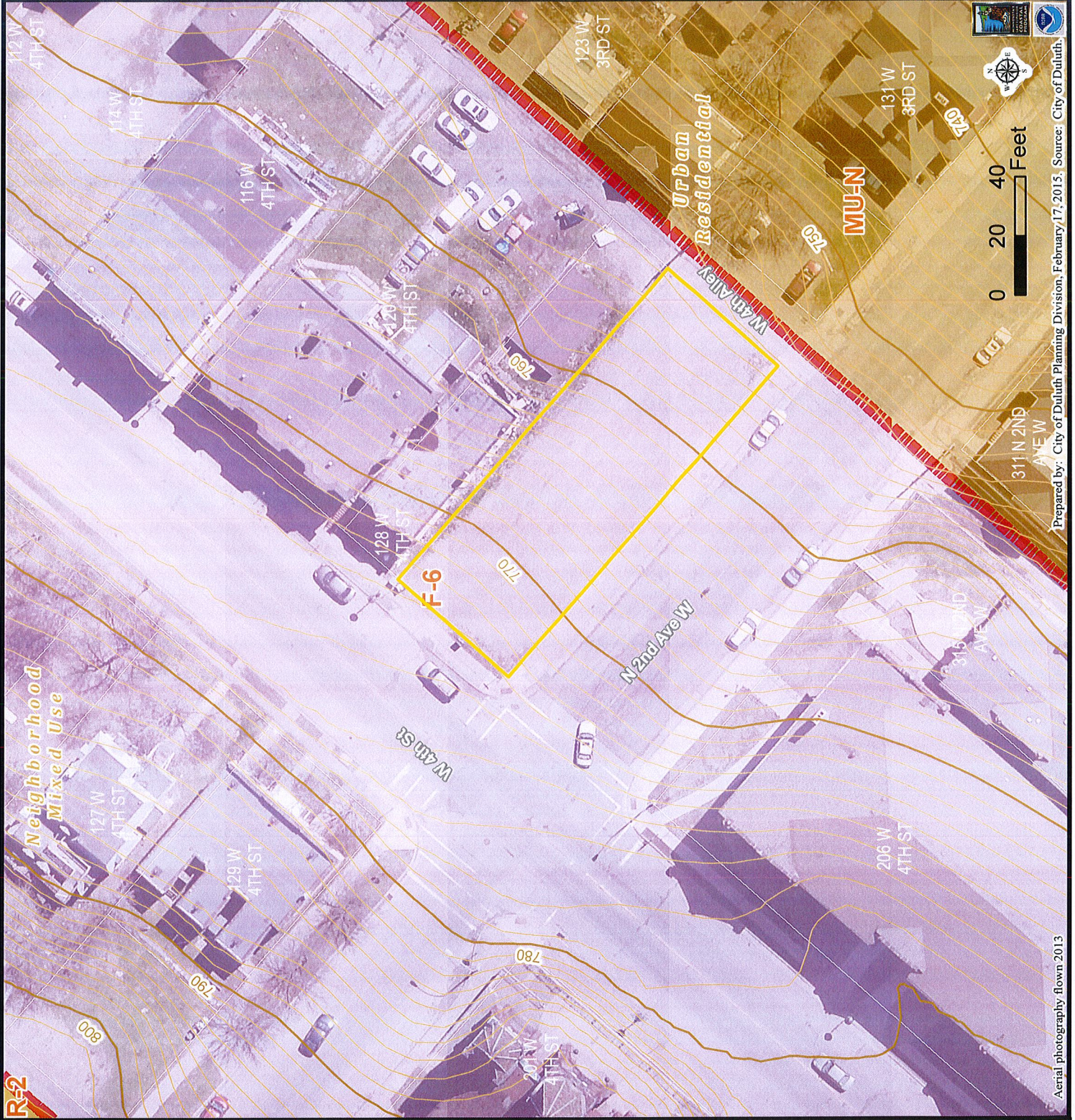


Future Land Use - Plus

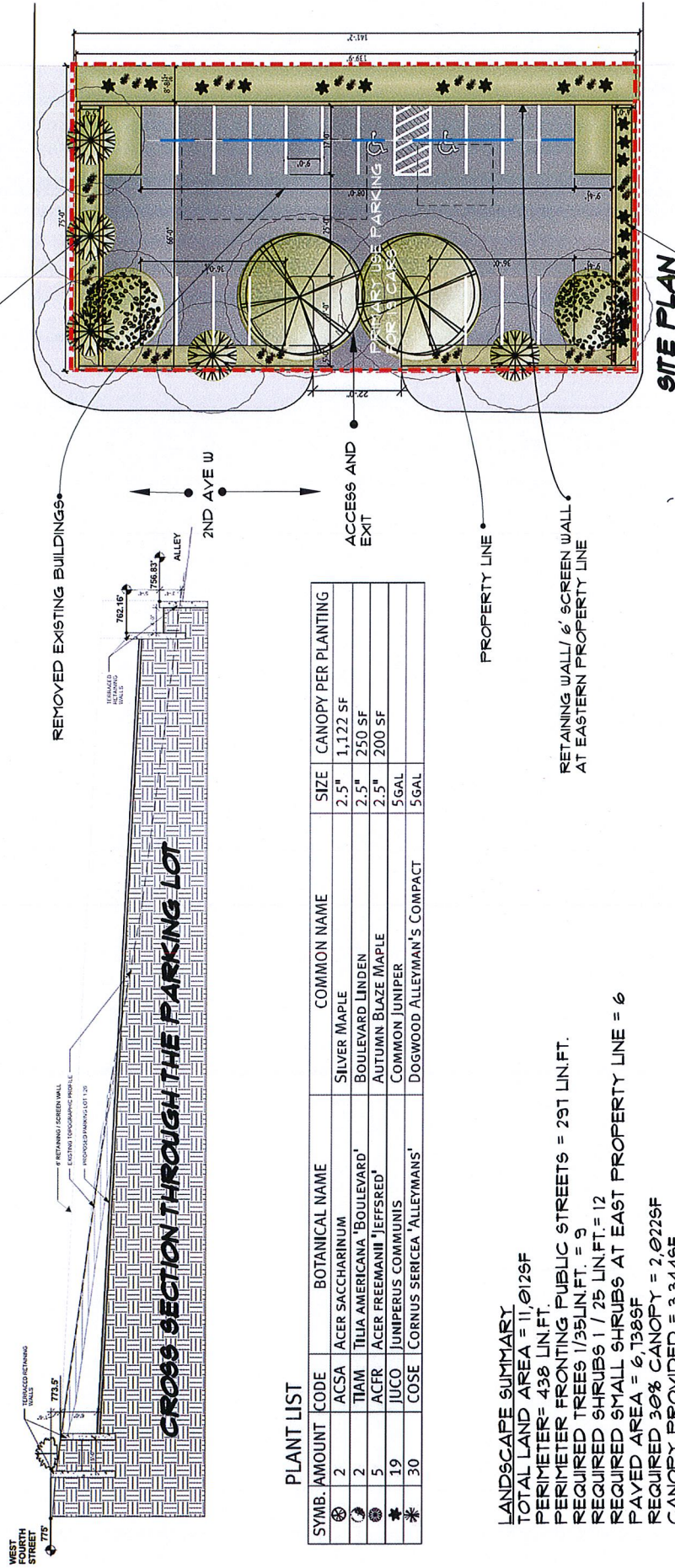
Future Land Use

	Preservation
	Recreation
	Rural Residential
	Low-density Neighborhood
	Traditional Neighborhood
	Urban Residential
	Neighborhood Commercial
	Neighborhood Mixed Use
	General Mixed Use
	Central Business Secondary
	Central Business Primary
	Auto Oriented Commercial
	Large-scale Commercial
	Business Park
	Tourism/Entertainment District
	Medical District
	Institutional
	Commercial Waterfront
	Industrial Waterfront
	Light Industrial
	General Industrial
	Transportation and Utilities

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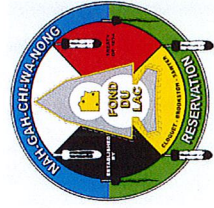






PLANT LIST						
SYMB.	AMOUNT	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY PER PLANTING
☼	2	ACSA	ACER SACCHARINUM	SILVER MAPLE	2.5"	1,122 SF
☼	2	TIAM	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	2.5"	250 SF
☼	5	ACFR	ACER FREEMANII 'JEFFREY'	AUTUMN BLAZE MAPLE	2.5"	200 SF
✱	19	JUCO	JUNIPERUS COMMUNIS	COMMON JUNIPER	5GAL	
✱	30	COSE	CORNUS SERICEA 'ALLEYMANS'	DOGWOOD ALLEYMAN'S COMPACT	5GAL	

LANDSCAPE SUMMARY
TOTAL LAND AREA = 11.0129F
PERIMETER = 438 UN.FT.
PERIMETER FRONTING PUBLIC STREETS = 291 UN.FT.
REQUIRED TREES 1/35/UN.FT. = 9
REQUIRED SHRUBS 1 / 25 UN.FT. = 12
REQUIRED SMALL SHRUBS AT EAST PROPERTY LINE = 6
PAVED AREA = 6.1369F
REQUIRED 30% CANOPY = 2.0229F
CANOPY PROVIDED = 3.3449F



**FOND DU LAC CAIR PROPOSED NEW BUILDING

PROPOSED PARKING LOT EXPANSION PL 15-022, SPECIAL USE PERMIT**

CENTER
FOR
AMERICAN
INDIAN
RESOURCES

2111 W 4TH STREET,
DULUTH, MN

project #: 14048
date: 2/16/2015 3:14:39 PM
drawn by: LIA
checked by: JSH

I hereby certify that this plan, specification, or report was prepared by or under my supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

signature: Jay S. Haurry
 printed name: JAY S. HAURRY
 reg. #: 40190
 sign date: 02/26/2015

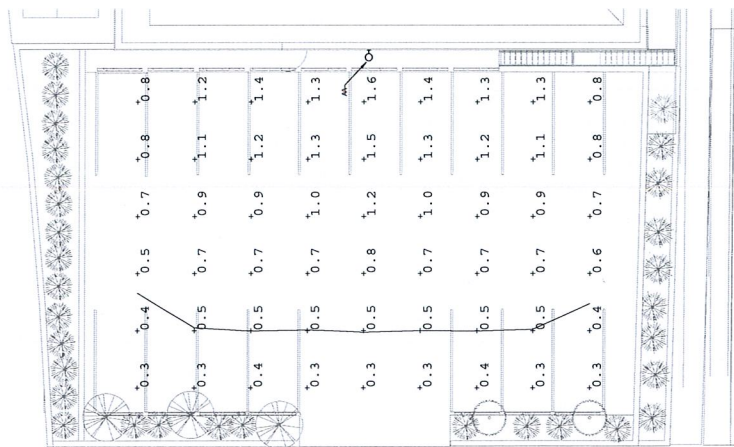
edi
engineering design initiative
1112 north 5th street
minneapolis, mn 55411
(612) 343-5965ph (612) 343-5962fx
www.edilimited.com

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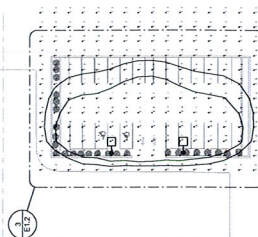
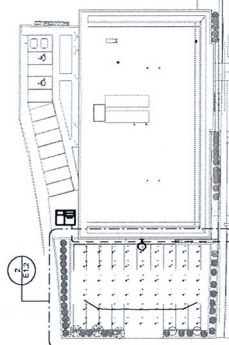
Sheet
Title: SITE LIGHTING PLAN

E1.2

THE STATE OF



2 Partial Site Plan

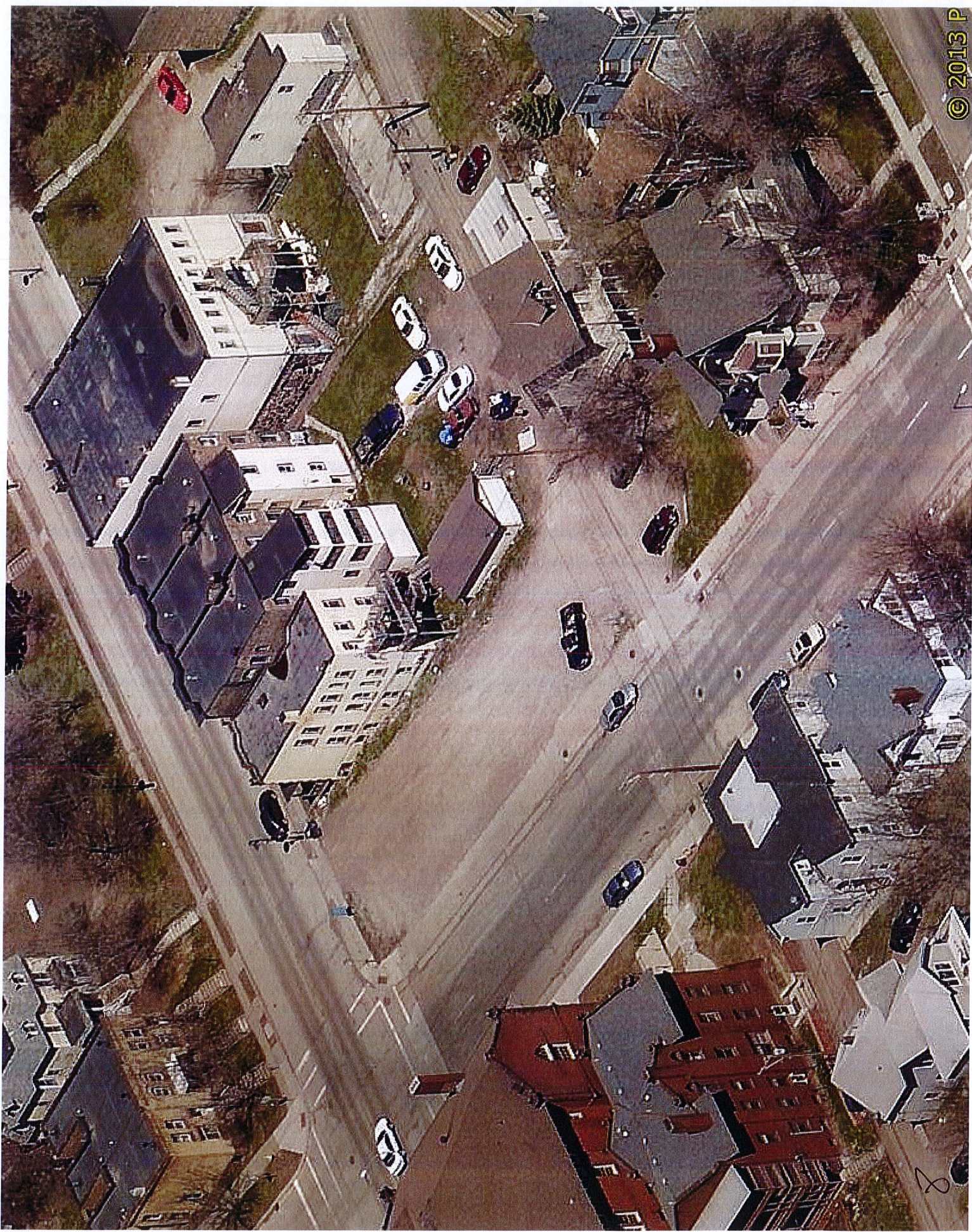


3 Partial Site Plan



④ Over all Site Plan





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A Special Use Permit is requested by Fond du Lac Development Corporation for a Parking lot located at 464 Mesaba Ave. An existing building and adjacent parking area currently exist on the site will be torn down as part of the Parking lot construction. The Proposed parking lot will provide surface parking for 16 cars with access off of 3rd Ave. West. No access will be provided off of 4th St. or the Alley due to the steep grade. See attached plan for landscape and screening being proposed.

This parking lot is not required to meet the minimum parking requirements for the proposed CAIR facility to be constructed. 52 total spots are required (including reductions for proximity to bus line) and the total provided for the new CAIR facility is 58. However, this parking supplements the parking need for the existing remaining (former CAIR clinic) building .

The owner will provide public parking during clinic hours by permit and free after hour parking hours to supplement neighborhood parking needs for the Sacred Heart Music Center, Damiano, and Steve O'Neill Apartments

RECEIVED FEB 13 2015



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